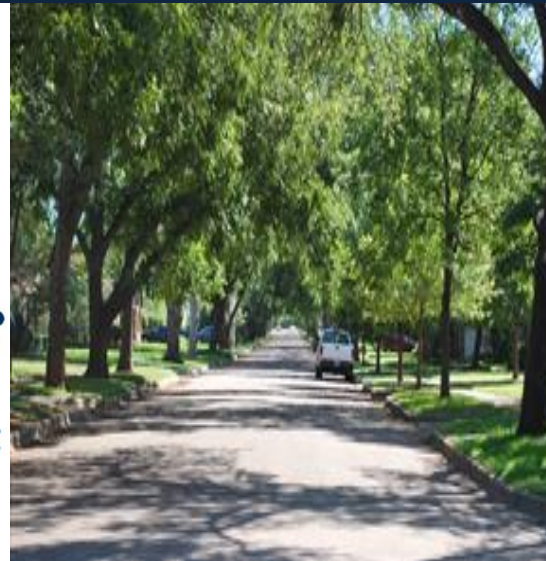


Community Development Department E-Newsletter

Planning Division
Building Inspections
Code Enforcement

Property Management
Neighborhood Resources
Housing Voucher Program



Wichita Falls
Wichita County
Public Health District

Public Works &
Engineering
Department

Planning Tomorrow's Future in a Development-friendly Way!



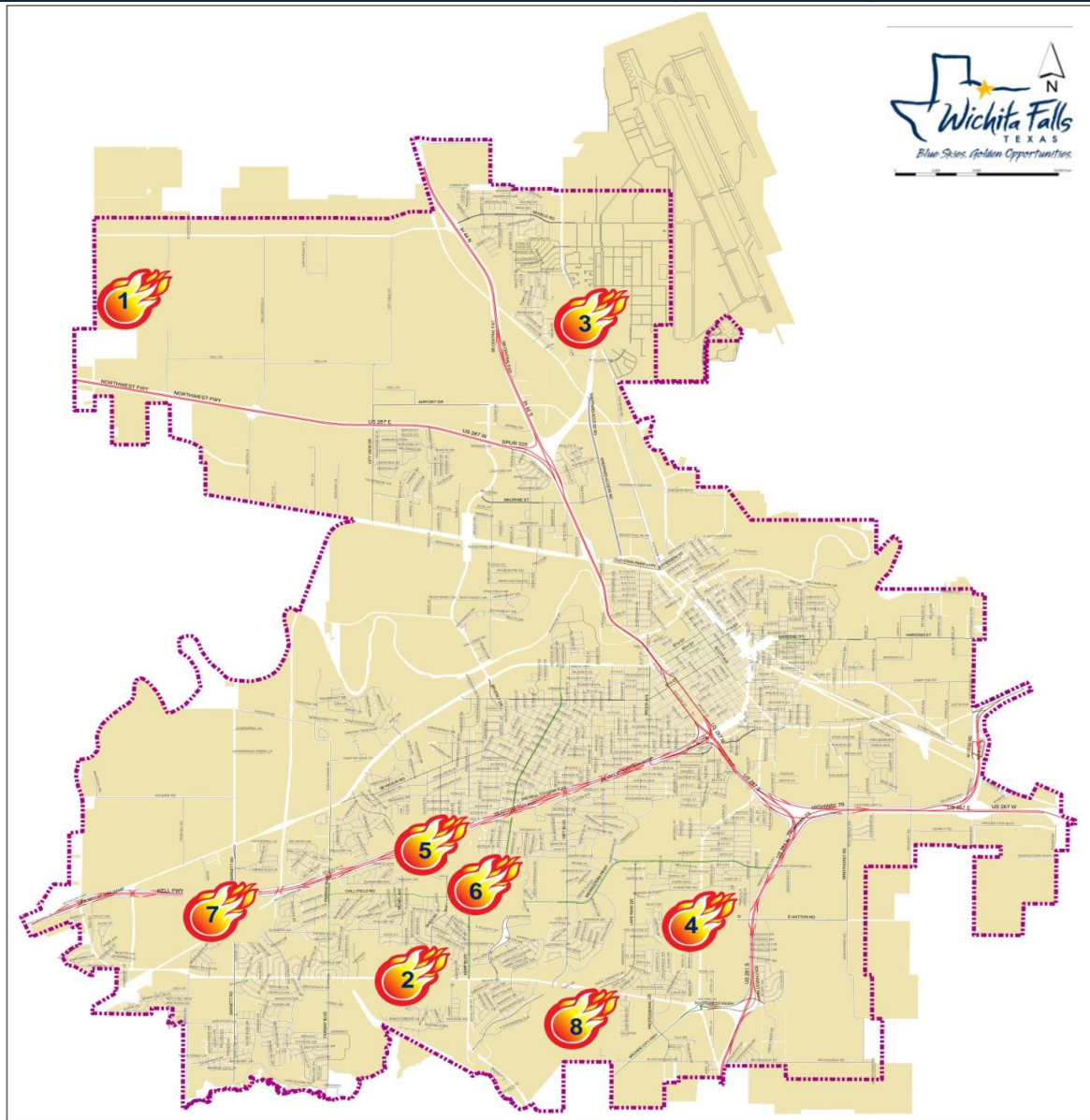
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Hello and welcome to the Community Development Department e-Newsletter! We are excited to share new projects and initiatives unfolding in 2014 within our great city as well as the region. This year, our readers can expect to receive valuable information from the department, as well as from Public Works and the Public Health District who also play a vital role in community development. Despite the challenges we may face as a community, we will continue to pull together to preserve our most precious resource – our water – and the Community Development Department will remain committed to excellence as we move the City of Wichita Falls onward and upward!

Kevin Hugman
Assistant City Manager &
Community Development Director



Development Project Maps (1st Quarter)

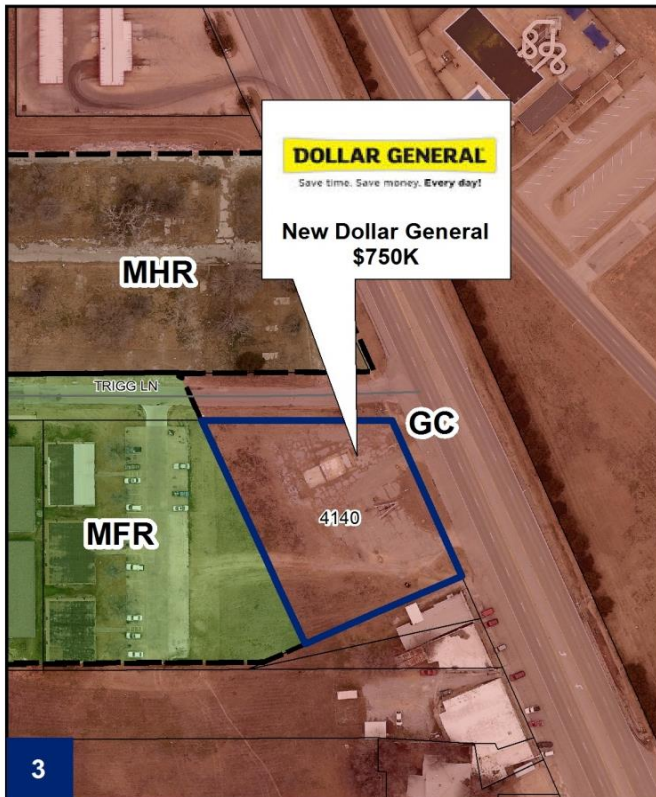
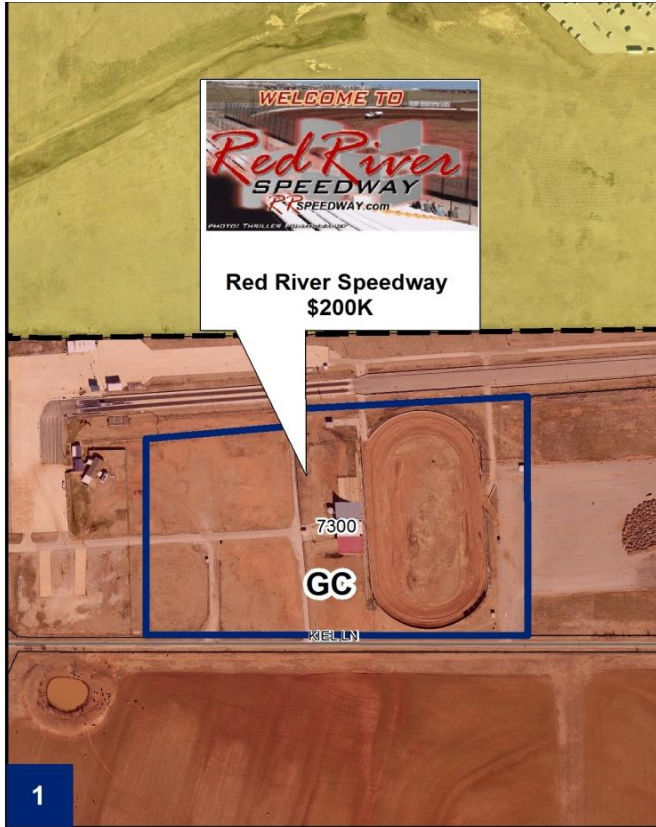


Development Hot Spots

Project Number	Project Name	Project Address	Project Cost	Bldg. Permit Issued?
1	Red River Speedway - New Concession Building & Restrooms	7300 Keil Rd.	\$200,000	Yes
2	Interior Remodel for McDonald's	4035 Southwest Pkwy.	\$350,000	Yes
3	New Dollar General Store	4140 Burkburnett Rd.	\$750,000	Yes
4	United Supermarket - New Fuel Station & Convenience Store	4502 Jacksboro Hwy.	\$800,000	Yes
5	Interior Remodel for Sam's Club	3801 Kell Blvd.	\$899,811	Yes
6	New Building for Chipotle and Other Future Tenants	3910 Wayne St.	\$995,400	Yes
7	ORL Enterprises - New Medical Office Building	4300 Barnett Rd.	\$2,925,000	Yes
8	A New Chapel Addition for Grace Church	5214 Stone Lake Dr.	\$5,500,000	Yes
			\$12,420,211	

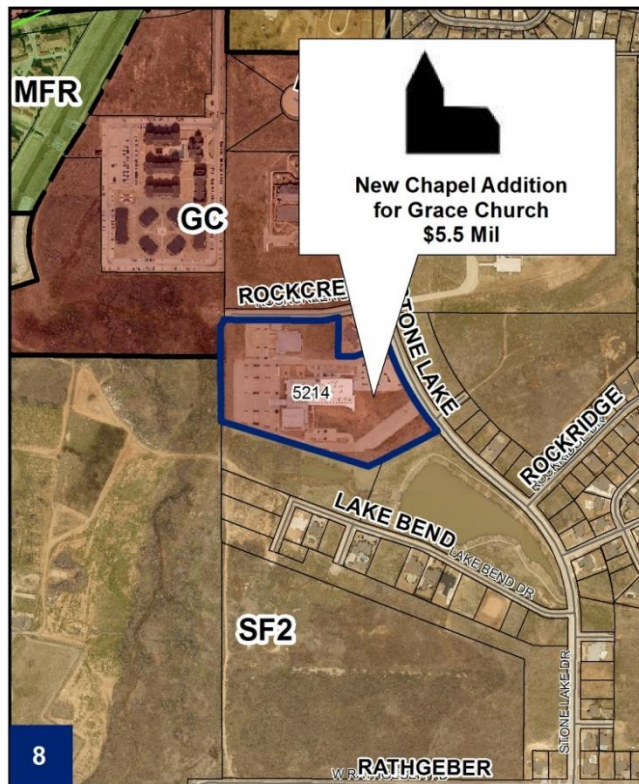
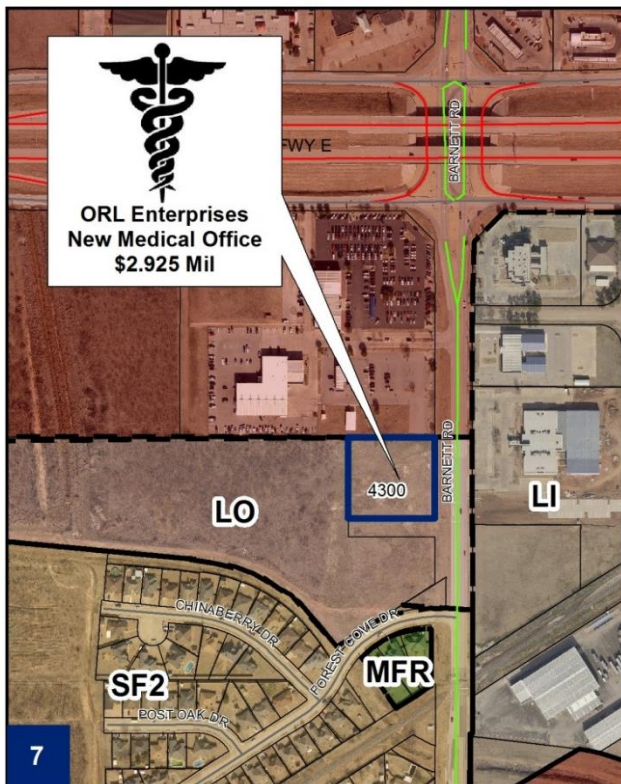
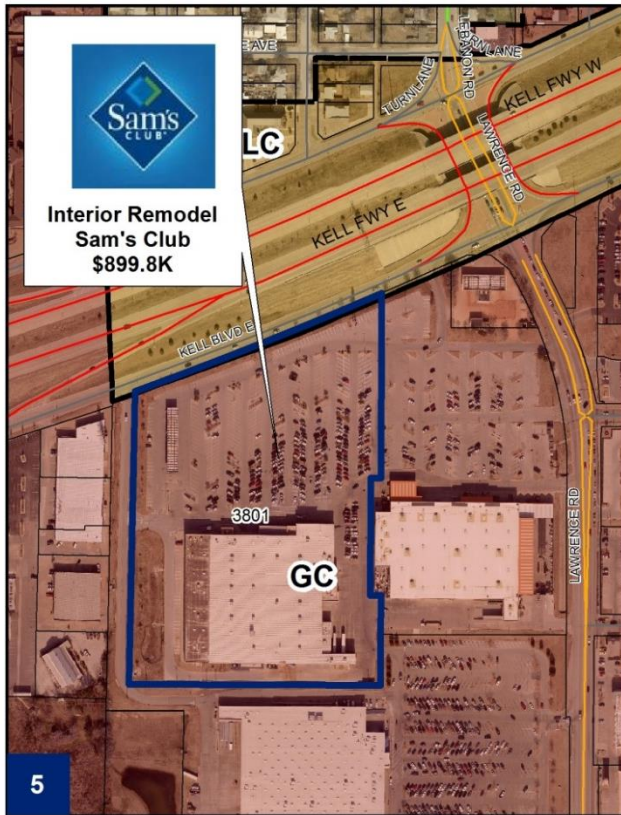


Development Project Maps (1st Quarter)



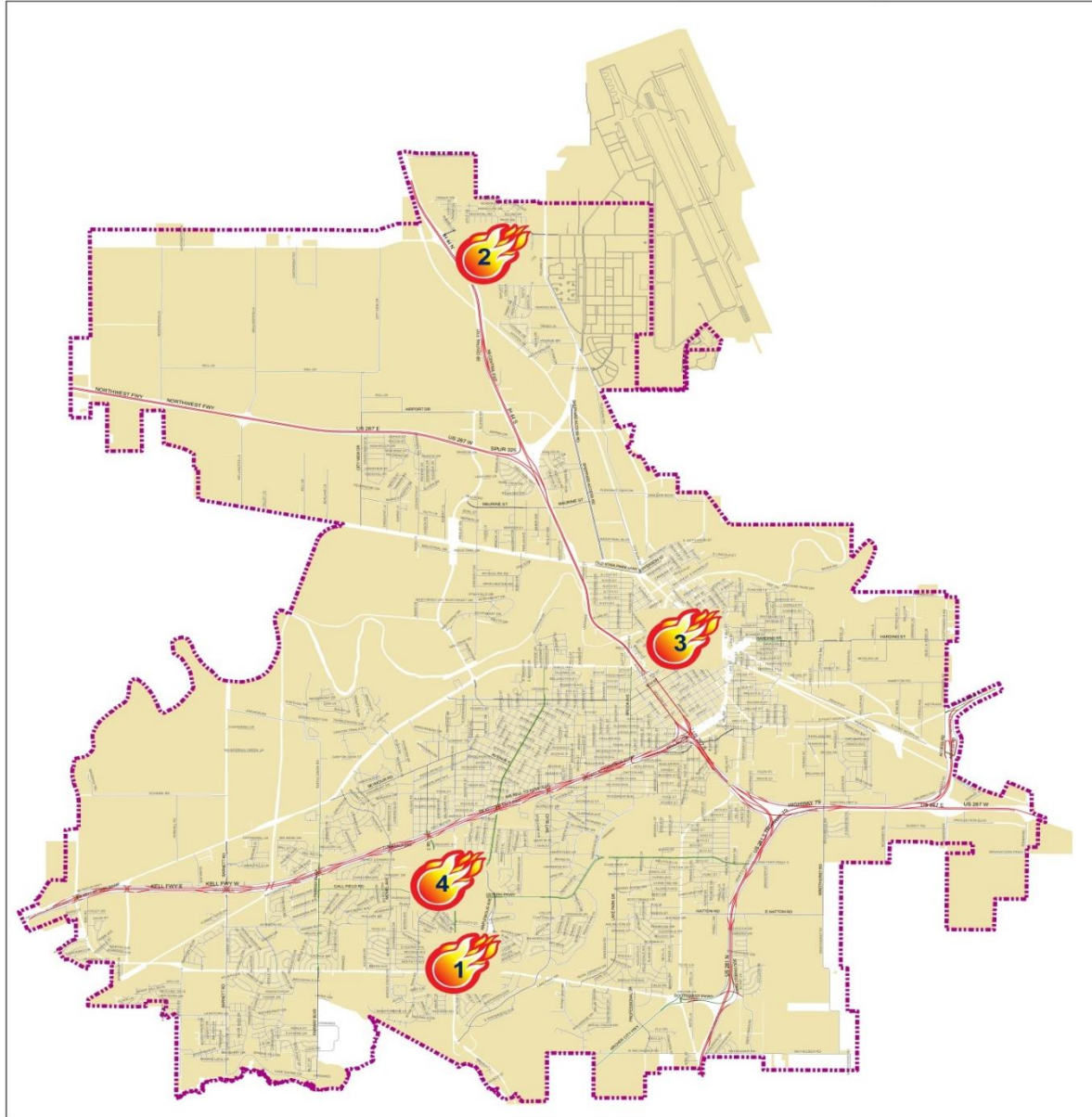


Development Project Maps (1st Quarter)





Development Project Maps (2nd Quarter)

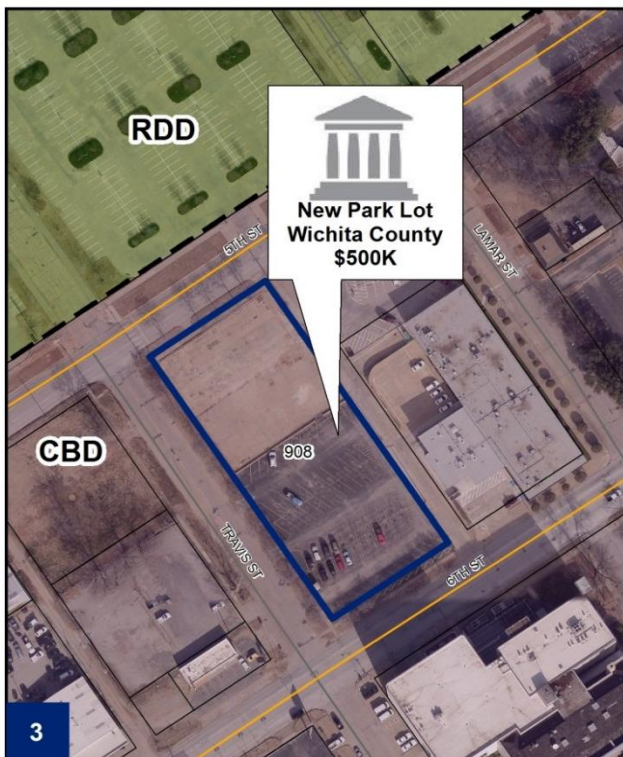


Development Hot Spots

Project Number	Project Name	Project Address	Project Cost	Bldg. Permit Issued?
1	New Storage Building - American National Bank	1920 Elmwood Ave. N	\$200,000	Yes
2	Kitchen Remodel - John Tower Elementary	5200 Hooper Dr.	\$300,000	Yes
3	New Parking Lot - Wichita County	908 6th St.	\$500,000	Yes
4	New Taco Casa	3404 Maplewood Ave.	\$1,100,000	Yes
			\$2,100,000	



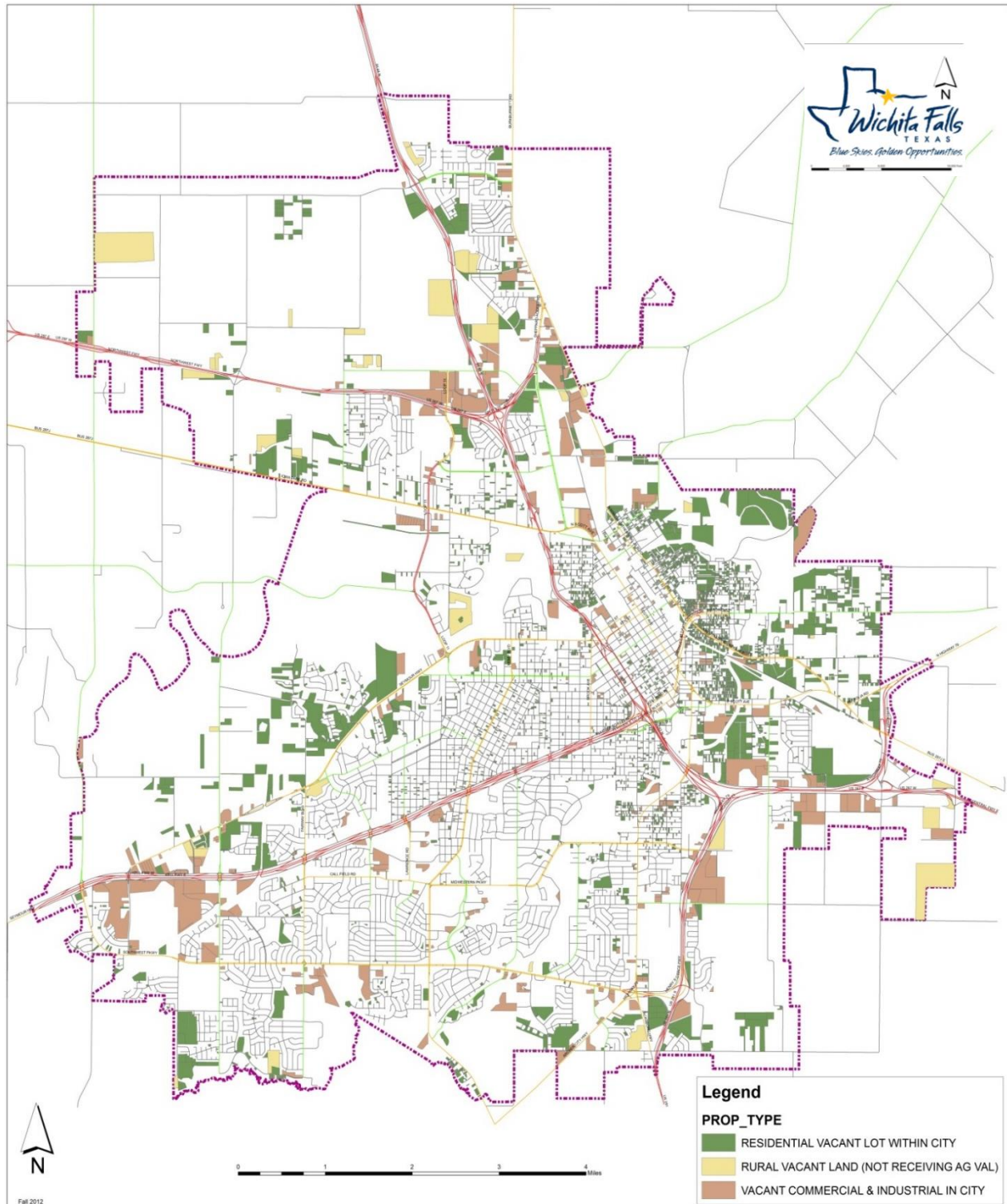
Development Project Maps (2nd Quarter)





Vacant Land Map

The City of Wichita Falls has many areas that are ripe for development! If you are interested in a vacant parcel shown on the map below and would like more information regarding zoning or land use, please call the Planning Division at (940) 761-7451.





Water Wise Landscaping



Xeriscaping is more than cactus and rock landscaping. The key to a great xeriscape is finding turf grass that is attractive and sustainable in your local climate. Incremental site amendments (or transitioning from traditional landscaping to a more xeriscape or water-smart landscape) over time for both commercial and residential properties can prove to be attractive, cost effective ways to save water and money! Take a look at a local resource below!

Did you know there is a Xeriscape Garden at the MPEC?!

Created in 2000 by former Wichita County Extension Horticulturist Steve Chaney and the late Al Norris, this xeriscape garden is the oldest xeriscape garden in Texas!

<http://txmq.org/wichita/projects/the-xeriscape-garden-at-the-mpec/>

Xeriscape landscapes are defined as “quality landscaping that conserves water and protects the environment.” Water conservation is the main objective of xeriscaping. There are seven principles associated with Xeriscape landscapes:

1. Planning and Design
2. Soil Improvement
3. Appropriate Plant Selection
4. Practical Turf Areas
5. Efficient Irrigation
6. Use of Mulches
7. Appropriate Maintenance

Visit <http://xeriscape.sustainablesources.com/> for more information.



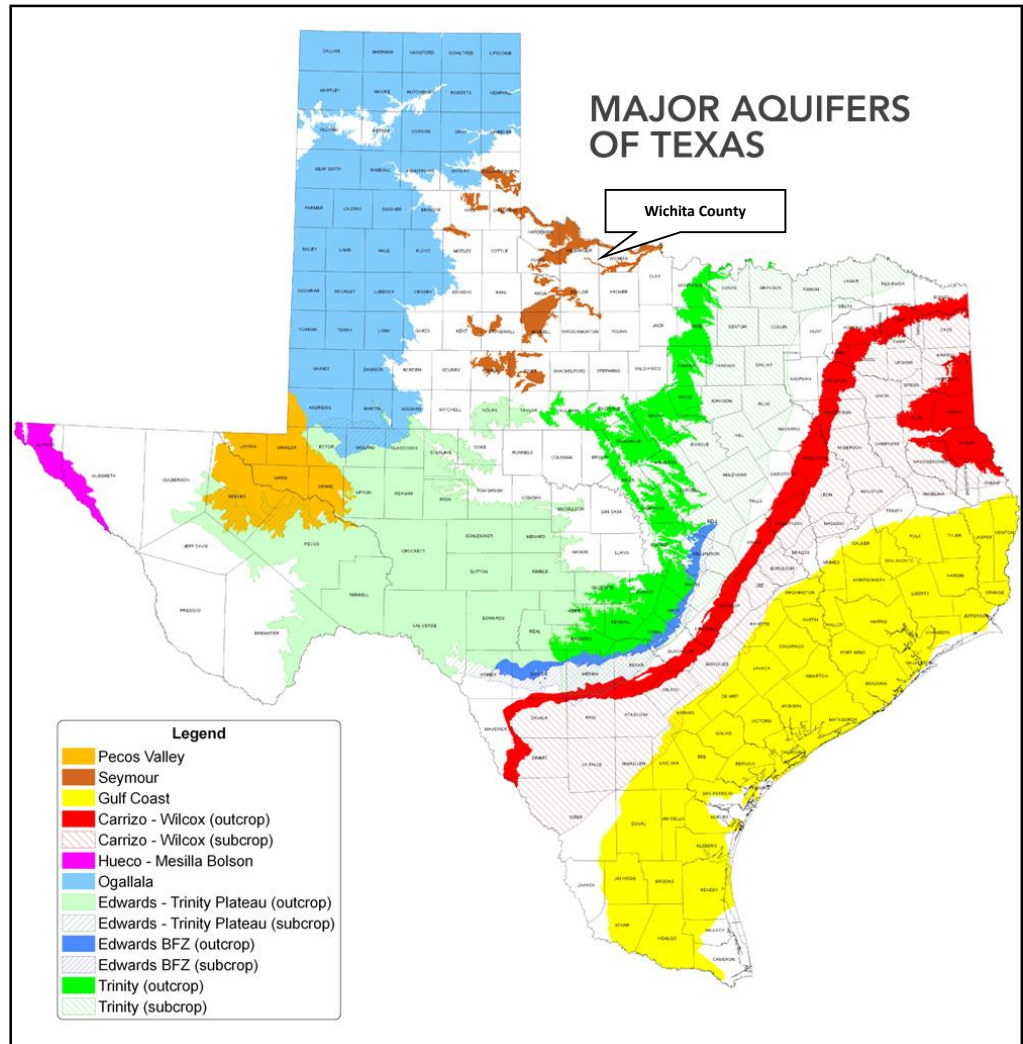


The Emergence of Water Wells

As the City of Wichita Falls drought watch continues, local residents and business owners are starting to seek alternative methods to obtain water. For the past few months, the request for water wells has increased tremendously.

A water well is a hole drilled into an aquifer with a pipe, screen, and pump to pull water out of the ground. See the Texas aquifer map shown right. There are many different types and uses of wells. Public wells supply drinking water to municipalities. Private or domestic wells can be used for a variety of purposes, such as irrigation, drinking water and industrial uses.

Looking for more information about aquifers in Texas? Visit <http://www.twdb.state.tx.us/groundwater/aquifer/major.asp> for more information.




If you are a resident or a business owner looking for an alternative method to obtain water and are considering drilling for water, please contact the City Planning Office. Staff will check your property location (and zoning), and discuss any concerns/issues that may need to be addressed. City Planning staff can be reached at 940-761-7451.

For more information on types of wells, well system components, planning for water wells, well construction agencies, as well as groundwater basics, visit www.wellowner.org/basics/





Drought Catastrophe: Do's and Don'ts

ACTION	DO'S	DONT'S
IRRIGATION (WATERING)		Irrigation Prohibited. It shall be unlawful to utilize any type of irrigation using potable water produced by the City of Wichita Falls that is distributed through the City's distribution system on any day at any time. This restriction includes all forms of irrigation, including, spray, bubbler, drip, hand watering, etc.
	Nursery Plant Stock. Nursery Plant Stock is exempt from the irrigation and landscape watering restrictions of this subsection.	Public and Private Golf Courses. It shall be unlawful to irrigate any and all vegetated landscape areas on the golf course including greens, tee boxes, fairways, roughs, trees, shrubs, etc. The Golf Courses will be allowed to utilize the remaining water within their pond system, as they see fit; but, will not be allowed to refill the ponds from the City system, while in a Stage 5 Drought Disaster.
WATERING STRUCTURES	<p>The watering of Home Foundations is restricted to once a week, on the day the property was authorized to irrigate in accordance with the Water Rationing Zone Map.</p> <p>a. Foundations may only be watered between the hours of 8:00 p.m. and 12:00 a.m. (midnight).</p> <p>b. Foundations may only be watered with Soaker Hoses.</p>	It shall be unlawful to wash sidewalks, driveways, concrete slabs, any structure or any part of a structure.
RESTAURANTS/ BARS/ CLUBS/ SCHOOL CAFETERIAS		<p>It shall be unlawful to provide drinking water to customers of restaurants, bars, or clubs unless the customer requests such water.</p> <p>It shall be unlawful for a food establishment to thaw food with water. Food must be thawed by another legal method, such as Refrigeration or Cooking Process.</p> <p>It shall be unlawful for a food establishment to clean kitchen or food handling areas with spray hoses.</p>



Help for First Time Homebuyers



DO YOU KNOW SOMEONE who is ready to buy a home but lacks sufficient cash required for closing? The First Time Homebuyers (FTHB) Program, administered by the Neighborhood Resources Division for the past 21 years, provides qualified applicants financial assistance ranging from \$6,500 to \$8,500 to help pay for down payment and closing costs in the purchase of a home. The assistance is in the form of a deferred payment loan, forgivable after occupying the home for a certain number of years, but repayable if the buyer sells or moves out during this period. The program is funded through a HOME Investment Partnership Program entitlement grant to the City of Wichita Falls through the U.S. Department of Housing & Urban Development.



FTHB applicants must first qualify for a standard mortgage loan through any one of thirteen local participating lenders. Applicants must have gross household income no greater than 80% of the median income depending upon household size:

Maximum Allowable Gross Household Income for the FTHB Program

Family Size	Monthly Household Income Limit	Annual Household Income Limit
1	\$2,562	\$30,750
2	\$2,929	\$35,150
3	\$3,295	\$39,550
4	\$3,658	\$43,900
5	\$3,954	\$47,450
6	\$4,245	\$50,950
7	\$4,537	\$54,450
8	\$4,829	\$57,950

- ✓ The home must be a single-family dwelling and not located within the 100-year floodplain.
- ✓ Maximum sales price is \$95,000.
- ✓ Renter-occupied properties are not allowed unless the occupying renter is the buyer.
- ✓ Applicants must be U.S. Citizens or permanent legal residents.
- ✓ The home must pass a Property Standards Inspection conducted by the City.
- ✓ If repairs are needed, most repairs identified in the inspection must be made by the seller before closing.
- ✓ Certain kinds of limited repairs may be completed after closing through the City's Minor Repair Program.
- ✓ Homebuyers must successfully complete a homebuyer education course conducted by Consumer Credit Counseling Service.



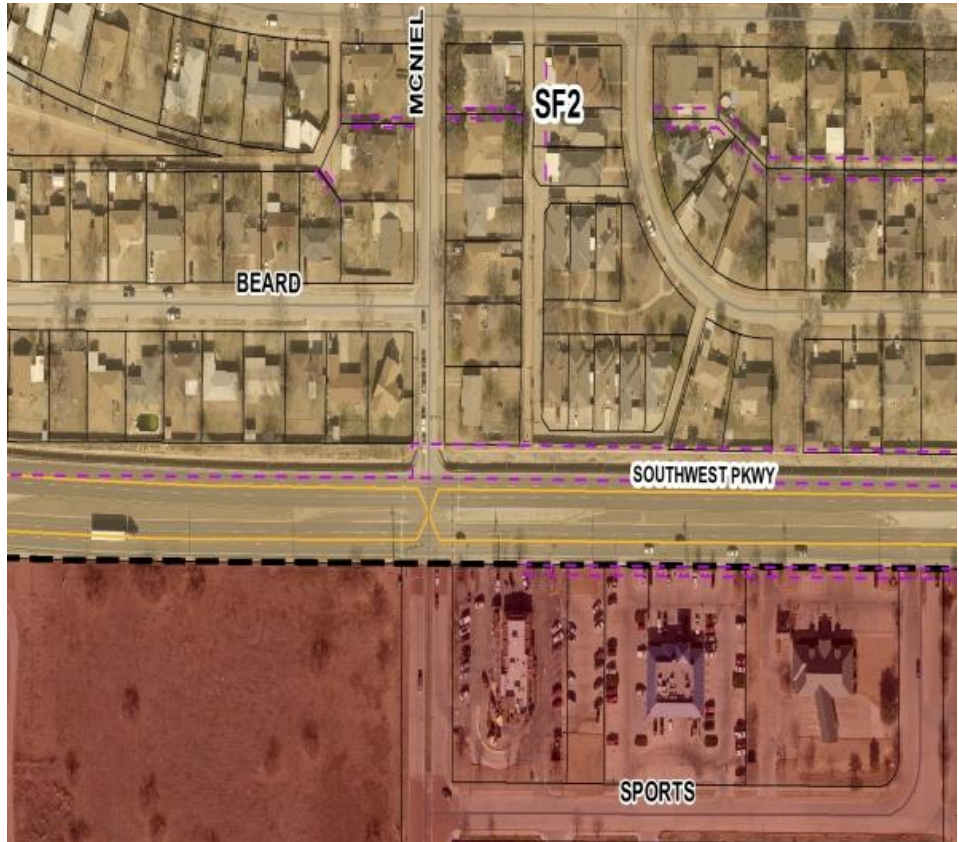
City of Wichita Falls ♦ Neighborhood Resources ♦ Room 300 ♦ Memorial Auditorium ♦
1300 7th Street, Wichita Falls, TX, 76301
Phone: (940) 761-7448 ♦ Fax: (940) 761-6845
Michael Uriniak, Neighborhood Resources Administrator



McNiel Drainage Improvements

McNiel Drainage & Southwest Parkway Intersection Improvements Project

Over the next several months the City's Public Works department will be wrapping up the design and bidding of the McNiel Drainage & Southwest Parkway Intersection Improvements project. The McNiel drainage project has been on the books for many years and Texas Department of Transportation (TxDOT) had identified the intersection for potential improvements. In a team effort the City and TxDOT has agreed to combine resources to complete the construction under one contract. By combining the two projects, it will minimize the disruption to the traveling public.

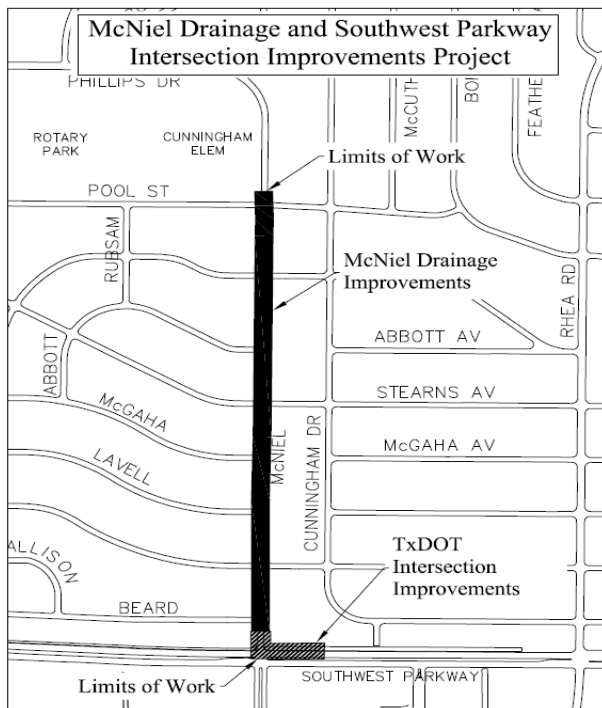


The TxDOT portion of improvements will place a portion of the open channel drainage system adjacent to Southwest Parkway in an underground conduit, replace the aging signals and install a right turn lane from Southwest Parkway onto McNiel as well as right turn lane from McNiel onto Southwest Parkway. The City's portion will be to install large underground conduits to capture much of the surface water from Poole to Southwest Parkway along McNiel. The drainage from McNiel will be routed to the TxDOT Southwest Parkway drainage system. Along with the drainage improvements the contractor will install new curb inlets, curb and gutter & sidewalks along the same stretch as the drainage improvements.

The project is anticipated to be constructed in 5 phases. The construction will begin with the closure of the outside west bound lane of Southwest Parkway and the McNiel intersection. This will be the first phase and as the project moves north along McNiel, the intersection will be opened but sections of McNiel will remain closed to through traffic. Currently, Atmos Energy is working along this stretch of the project relocating their facilities in advance of this project.



McNiel Drainage Improvements



Beginning in early July 2014, the City of Wichita Falls in conjunction with Texas Department of Transportation will begin construction on the McNiel Drainage and Southwest Parkway Intersection Improvements project. The project consists of the construction of an underground drainage system with large concrete box culverts, storm water inlets, and collection piping. The project will also relocate some of the existing water and sewer facilities along McNiel Avenue to avoid conflicts with the new improvements. The limits of the project are from Pool Street to Southwest Parkway. As part of the project; new sidewalks, ADA ramps and C&G will be constructed. Although this area is not in a designated FEMA floodplain, it suffers from occasional nuisance flooding. The project is expected to remove 30 homes from the cities identified 100 year floodplain and eliminate the nuisance flooding.

In coordination with TxDOT the project will enclose a portion of the existing open channel along SW Parkway at this intersection. This will allow the construction of a new right turn lane from west bound SW Parkway onto McNiel and another right turn lane south bound from McNiel onto SW Parkway. As part of the construction, the contractor will be replacing the existing traffic signal system at this intersection.

The project was awarded to North Texas Contracting out of Keller Texas for \$6,558,667.00 of which the City's portion is \$4,368,928.00. The project was slated to last 18 months but the contractor has indicated they would like to shave several months off of the schedule. Only time will tell if they are able to complete the construction with an aggressive schedule. The construction was designed to proceed along McNiel in 5 separate phases so as not to impact the entire neighborhood all at one time. It will begin in the intersection of Southwest Parkway and move north up McNiel in approximately 2 block increments until it reaches Pool Street.





Homeowner Flood Insurance Act

Homeowner Flood Insurance Affordability Act

On March 21, 2014, President Obama signed the Homeowner Flood Insurance Affordability Act of 2014 into law.

This law repeals and modifies certain provisions of the Biggert-Waters Flood Insurance Reform Act, which was enacted in 2012, and makes additional program changes to other aspects of the program not covered by that Act. Many provisions of the Biggert-Waters Flood Insurance Reform Act remain and are still being implemented.

The new law lowers the recent rate increases on some policies, prevents some future rate increases, and implements a surcharge on all policyholders. The Act also repeals certain rate increases that have already gone into effect and provides for refunds to those policyholders. It also requires gradual rate increases to properties now receiving artificially low (or subsidized) rates instead of immediate increases to full-risk rates required in certain cases under BW-12.

This law also repeals a provision of BW-12 that required FEMA, upon the effective date of a new or updated Flood Insurance Rate Map, to phase in premium increases over five years by 20 percent a year to reflect the current risk of flood to a property, effectively eliminating FEMA's ability to grandfather properties into lower risk classes.

Also for newly mapped in properties, the new law sets first year premiums at the same rate offered to properties located outside the Special Flood Hazard Area (preferred risk policy rates).

With limited exceptions, flood insurance premiums cannot increase more than 18 percent annually.

For additional information pertaining to National Flood Insurance Policies please visit www.floodsmart.gov



Contacts, Resources & FAQs

Contacts

[Planning Division](#)

Memorial Auditorium
4th Floor – Room 400
(940) 761-7451

[Building Inspections](#)

Memorial Auditorium
4th Floor – Room 401
(940) 761-7459

[Code Enforcement](#)

Memorial Auditorium
3rd Floor – Room 304
(940) 761-8841

[Property Management](#)

Memorial Auditorium
1st Floor – Room 107
(940) 761-8816

[Neighborhood Resources](#)

Memorial Auditorium
3rd Floor – Room 300
(940) 761-7448

[Housing](#)

Memorial Auditorium
3rd Floor – Room 301
(940) 761-7454

[Public Works & Engineering](#)

Memorial Auditorium
4th Floor – Room 402
(940) 761-7477

[Public Health District](#)

1700 3rd Street
(940) 761-7800

Resources

City Hall is located at 1300 7th Street – the Memorial Auditorium. [Map it!](#)

[Project Development Resource Guide](#)

Click [here](#) to sign up to receive each issue of the Community Development Quarterly e-Newsletter.

Click [here](#) to take the Building Inspections Surveys!

Click [here](#) for Community Development.

Click [here](#) for Public Works.

Click [here](#) for the Public Health District.

City Statistics

- As of September 2013 the Apartment Vacancy rate for the city was 11.0%. This rate is based upon the results of an annual apartment vacancy survey conducted by the Planning Division. The vacancy rate was stable and did not experience any significant change from last year.
- As of 2013, the total Wichita Falls population was 104,553, which has grown 0.34% since 2000.
- Since the 2010 Census the City has experienced a net increase of 1,084 new housing units. By 2013 year end, the City had approximately 43,000 total dwelling units.

FAQs

[Zoning Information](#)

[Sign Regulations](#)

[Landscaping Regulations](#)

[Planning Applications for:](#)

- Rezoning
- Conditional Use Permits
- Variance Applications
- Billboards
- TIF Zone #3 Funding
- Design Review – Historic Properties

[Building Inspection Forms and Applications](#)

Missed the 2013 Developer's Roundtable?

No worries! [Contact the Planning Division](#) and request a CD (while supply lasts) featuring all presentations and materials presented and discussed at the event.



Music legend Elvis Presley performed at the old Municipal Auditorium in Wichita Falls in 1956